

OLD PADONIA ROAD

BROAD AVENUE

NEW PADONIA ROAD

IMPROVEMENT TO OLD PADONIA RD

EXISTING BUILDING C

EXISTING BUILDING

EXISTING BUILDING A

N 59° 06' 30" E 79.51'

R = 3767.72'
CHD = S 78° 02' 16" W

L = 211.74'

S 83° 58' 54" E 299.06'

S 6° 56' 00" W 175.52'

S 84° 04' 56" E 55.55'

S 50° 18' 56" E 104.17'

NOTES

1. AREA OF 1 FLOOR BLDG. A = 5000
2. AREA OF 1 FLOOR BLDG. B = 5000
3. AREA OF 1 FLOOR BLDG. C = 7500
4. TOTAL AREA - GROUND FLOOR = 17,500
5. TOTAL AREA - FLOORS 1-4 = 70,000
6. PARKING REQ'D
17,500 ÷ 300 = 58.33
70,000 ÷ 500 = 140
TOTAL PARKING REQ'D = 198 SPACES
7. PARKING PROVIDED = 200 SPACES
8. ZONING : BMTG
9. AREA = 2.6 AC. = 113,250 ± SQ. FT.
10. 8th ELECTION DISTRICT
11. TYPE 2B CONSTRUCTION
12. PARKING INCLUDES 6 HANDICAPPED SPACES
13. --- EXISTING CONTOURS
--- FINISHED CONTOURS
14. PROPOSED USE - OFFICE BUILDING

PRINTED

JUN 12 1986

DAFT-McCUNE-WALKER, INC.



DAFT · McCUNE · WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
200 E PENNSYLVANIA AVE.
TOWSON, MD 21204
TELEPHONE 301-296-3333

PADONIA TOWERS

IMPROVEMENTS TO OLD PADONIA RD



DATE	REVISIONS
5-28-86	REVISIONS TO SITE PLAN

SCALE:

1" = 30'

JOB ORDER NO.
86019 H

ISSUE DATE
5-27-86

MICROFILMED

96-2354

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

June 13, 1986

HAND-DELIVERED

Arnold E. Jablon
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 80-47-A
Padonia Towers Associates, Petitioner

Dear Mr. Jablon:

In response to your correspondence of June 2, 1986 and certain phone conferences which we have had over the last week, the following should clear up your concerns on this case.

First, it is my understanding that all illegal signs on the site have been removed and that each sign that remains is in compliance with the zoning regulations.

As John Howard stated to you in his letter of May 19, 1986, a revised site plan in compliance with Restriction No. 3 in the Zoning Commissioner's Order dated September 10, 1979 would be filed with your office.

Enclosed is a copy of the revised site plan indicating "the proposed future improvements of Old Padonia Road is a 30 ft. closed section roadway on a 50 ft. right-of-way", as stated in the comments of the Department of Public Works dated June 12, 1979.

MICROFILMED

Arnold E. Jablon
Re: Case No.: 80-47-A
June 13, 1986
Page 2

Please contact me if you wish to discuss this matter further or if you require any additional information.

Yours truly,

Robert N. Hoffman
Robert N. Hoffman

RAH/jhr
Enclosure

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 2, 1986

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Case No. 80-47-A
Padonia Towers Associates, Petitioner

Dear Mr. Howard:

I am in receipt of your letter dated May 19, 1986 with reference to the above.

I previously indicated to Mr. Hoffman that there are, and have been for some time, illegal temporary and permanent signs at this site. I have not seen any change. Therefore, if the illegal signs are not removed within one week of the date of this letter, I will issue a citation. In the alternative, if the illegalities can be corrected with a permit, your client will have one week to obtain one. If variances are needed, I will not permit the illegal signs to remain pending the variance request.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

MICROFILMED

96-2353

5/14/86
Jung

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

JAMES D. C. DOWNES
11808 11791
TELEPHONE
(301) 821-4111
TELECOPIER
(301) 821-0147

May 19, 1986

Mr. Arnold Jablon
Zoning Commissioner
for Baltimore County
County Office Building
First Floor
Towson, Maryland 21204

Re: Case No.: 80-47-A
Padonia Towers Associates
Eighth Election District

Dear Mr. Jablon:

I am in receipt of your correspondence dated April 9, 1986 regarding the above-referenced zoning case. Essentially, you have stated that Padonia Towers Associates has been deficient in two respects, as follows:

1. That it appears from the site plan submitted at the hearing on August 23, 1979 (Petitioner's Exhibit 1), that there is not the requisite number of parking spaces provided at this location for "Red Robin" restaurant parking.

2. That no revised site plan was submitted in compliance with Restriction No. 3 in the Zoning Commissioner's Order dated September 10, 1979.

After reviewing the Zoning Commissioner's Order and zoning file in this case, it is clear that certain restrictions should have been met in order that a variance be obtained to

MICROFILMED

Mr. Arnold Jablon
May 19, 1986
Page 2

permit 205 parking spaces in lieu of the required 248 spaces. The first of these restrictions was submission of proof to the Zoning Commissioner of a bona fide lease with the property owner adjacent to the Petitioner's east property line, indicating that additional parking is available for use by patrons of the restaurant.

I have obtained a copy of your file in this case and no such parking lease agreement was contained therein. However, I am attaching for your review and for filing a copy of the "bona fide Lease Agreement" which was entered into with Lemmon-Mitchell-Wiedefeld, Inc., the adjacent property owner to the Petitioner's east, on February 3, 1980, and recorded among the Land Records of Baltimore County at Liber 6136, page 698. I cannot explain why this lease is not contained in your file.

Since the requisite number of spaces are being provided, and a bona fide lease has been entered into pursuant to the Zoning Commissioner's Restriction No. 1, Padonia Towers Associates respectfully submits that Mr. Filzenger's complaint regarding parking is unfounded and that all County requirements have been met.

With regard to compliance with Restriction No. 3, it should be noted first that all appropriate building permits and occupancy permits have been obtained by Padonia Towers Associates, as well as the occupants of this site. If no plan had been filed previously, and I do not find a copy of it in your file, one will be submitted within three weeks of the date of this letter, incorporating the comments of the Department of Public Works dated June 12, 1979.

If you have any further questions or need any clarification of the above points, please call either Rob Hoffman or me.

Yours truly,

John B. Howard
John B. Howard

RAH:ttj
Enclosures

MICROFILMED

LIBER 6136 PAGE 698

PARKING LEASE AGREEMENT

THIS AGREEMENT, made this 3rd day of February, 1980, by and between LEMON-MITCHELL-WIEDEFELD, INC., a Maryland corporation (herein referred to as "LMW"), and PADONIA TOWER ASSOCIATES, a joint venture organized under the partnership laws of the State of Maryland (herein referred to as "Padonia"),

WITNESSETH:

WHEREAS, LMW is the owner of a parcel of land lying between the south side of Old Padonia Road and the north side of New Padonia Road, west of York Road, in the Eighth Election District of Baltimore County, Maryland, wherein it operates a funeral home establishment with appurtenant parking facilities (herein referred to as "LMW's Property"); and

WHEREAS, Padonia is the owner of a parcel of land, abutting the west side of LMW's above-described parcel of land, wherein Padonia has constructed a building complex containing premises to be leased for office and commercial uses, including a restaurant facility (herein referred to as "Padonia's Property"); and

WHEREAS, in order to lease premises in its building complex for commercial uses, including a restaurant facility, Padonia has obtained a variance from the parking requirements of the Zoning Regulations of Baltimore County by an order of the Zoning Commissioner of Baltimore County, dated September 10, 1979; and

WHEREAS, a condition of the said parking variance order requires that Padonia obtain a lease from LMW to permit parking of motor vehicles of business invitees of tenants in Padonia's building complex upon the parking areas located upon LMW's property; and

WHEREAS, LMW is willing to permit business invitees of tenants in the Padonia building complex to park their motor vehicles upon the parking area on LMW's property upon certain conditions as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual benefits to be derived by the parties hereto from the covenants hereinafter set forth, and for other good and valuable considerations, the receipt and sufficiency of which is acknowledged, the parties hereto hereby agree as follows:

1. Effective upon the completion of the "connecting driveway" (as hereinafter described), LMW hereby leases to Padonia eight (8) parking spaces upon the parking area located on LMW's property for the benefit of the business invitees of tenants in the building complex located upon Padonia's property.

2. Although such eight (8) parking spaces shall not be specifically located and designated, the parties hereby agree that they shall be deemed to refer to eight (8) parking spaces located upon the parking area on LMW's property in the closest proximity to Padonia's property as circumstances may reasonably permit from time to time.

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY, MARYLAND
JUN 11 1986

LIBER 6136 PAGE 699

3. It is expressly understood and agreed that neither the principals, agents, servants, employees or contractors of Padonia and Padonia's tenants may use the eight (8) parking spaces leased here by - it being the intent of this Agreement that the use of the parking spaces upon LMW's property shall take place only when an overflow of business invitees on Padonia's property so requires. Additionally, it is expressly understood and agreed that the rental of storage space for automobiles and/or trucks or other automotive equipment will not be permitted on LMW's Property.

4. Promptly following the execution of this Agreement, Padonia shall cause to be constructed at a location between Padonia's property and LMW's Property to be mutually agreed upon a driveway connecting the parking areas on the two properties (hereinafter referred to as "the connecting driveway"), the cost of which work shall be subject to the approval of LMW and, thereafter, shall be borne equally by LMW and Padonia.

5. It is expressly understood and agreed that the parties do not intend Padonia to have the full-time, exclusive rights to the aforesaid eight (8) parking spaces, but that the same shall be made available only during such hours as the business offices and the restaurant facility located upon Padonia's property are open for business. At any other times, LMW shall have the full right to use the aforesaid eight (8) parking spaces for its own purposes.

6. In the event any provision of this Agreement is breached by one of the parties, and such breach is not cured within thirty (30) days after the delivery of written notice thereof to the defaulting party, then the non-defaulting party shall have the option to unilaterally terminate this Agreement upon the recording of an appropriate notice of termination among the Land Records of Baltimore County.

7. This Agreement shall inure to the benefit of and be binding upon not only the parties hereto but also their successors in title to the parcels of land affected hereby; and the covenants herein shall run with and bind the said parcels of land until the expiration of ten (10) years from the date hereof, after which either party hereto, or their successors in title, may terminate this Agreement upon six (6) months advance written notice to the other party and the recording of an appropriate notice of termination among the Land Records of Baltimore County.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

WITNESS: LEMON-MITCHELL-WIEDEFELD, INC.

Carl J. Jung By *Thomas F. Mullan, III* (SEAL)

WITNESS: PADONIA TOWER ASSOCIATES

Thomas F. Mullan, III (SEAL)
Thomas F. Mullan, III, General Partner

LIBER 6136 PAGE 700

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 17th day of February, 1980, before me, a Notary Public in and for the State of Maryland, personally appeared *Thomas F. Mullan, III*, who acknowledged himself to be the President of LEMON-MITCHELL-WIEDEFELD, INC., a body corporate, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

AS WITNESS my hand and notarial seal.

Thomas F. Mullan, III
Notary Public

My Commission Expires: July 1, 1982.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 15th day of February, 1980, before me, a Notary Public in and for the State of Maryland, personally appeared *Thomas F. Mullan, III*, General Partner of PADONIA TOWER ASSOCIATES, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Agreement, and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and notarial seal.

Thomas F. Mullan, III
Notary Public

My Commission Expires: July 1, 1982.

Witness: REGINA J. JONES
Witness: REGINA J. JONES

Rec'd for record FEB 15 1980
Per Elmer H. Kallan, Jr., Clerk
Mail to Court House
Receipt No. 2-5-1980

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Padonia Towers Associates, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2b(3, 5, 6) to permit 205 spaces in lieu of the required 253 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

A quality restaurant is proposed to be located on the ground level of "B" Building to serve the needs of the office complex and general community. A hardship and practical difficulty would result to the integrity of the office complex and requirements of the community by denial of the requested variance.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address
Baltimore, Maryland 21202
Petitioner's Attorney
John B. Howard
210 Allegheny Ave., Towson, Md. 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of August, 1979, at 10:00 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE
SE corner of Old Padonia Rd., and
Broad Ave., 8th District
PADONIA TOWERS ASSOCIATES,
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 80-47-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of August, 1979, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

cc: Neumayer & Fouts
11 W. Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 11th day of July, 1979

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Padonia Towers Associates

Petitioner's Attorney John B. Howard

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

August 7, 1979

RE: Item No. 217
Petitioner - Padonia Towers Assoc.
Variance Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced Petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the southeast corner of Old Padonia Road and Broad Avenue in the 8th Election District, the subject property is presently improved with an office complex, currently under construction, and an accessory parking area. Adjacent properties to the north, east, and west, are improved with individual dwellings, a funeral home and office building, and commercial uses, respectively.

Because of your client's proposal to construct an addition to Building "B", as shown on the submitted site plan, and convert the entire ground floor of said building to a restaurant, this Variance for parking is required. It should be noted that at the time of field inspection, the parking area along Old Padonia Road was utilized without benefit of the required screening. Said screening must be installed, and at the time of the scheduled hearing, this matter should be discussed and verified that compliance will be obtained.

With the submission of revised site plans, the Variance forms were altered accordingly. Since the total number of spaces required minus the number provided will still be 48, the comments from the members of this Committee remain unchanged.

Item No. 217 - Padonia Towers Assoc.
Page Two
August 7, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This Petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

Enclosures

cc: Neumayer & Fouts
11 W. Pennsylvania Avenue
Towson, Maryland 21204

baltime county
department of public works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

June 12, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #217 (1978-1979)
Property Owner: Padonia Towers Associates
S/E cor. Old Padonia Rd. & Broad Ave.
Existing Zoning: B.M.-C.T.
Proposed Zoning: Variance to permit 200 parking spaces in lieu of the required 248 spaces.
Acres: 2.554 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are secured by Public Works Agreement #87610, executed in connection with the development of "Padonia Towers (Office Building)".

The submitted plan does not indicate the proposed future improvements of Old Padonia Road as a 30-foot closed section roadway on a 50-foot right-of-way. Highway rights-of-way widenings, including fillet areas for sight distance at the southeast and southwest corners of the Old Padonia Road-Broad Avenue intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application or further development of this property.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #217 (1978-1979).

Very truly yours,
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: FWR: ss
cc: C. Warfield
J. Somers
J. Trenner

S-NE Key Sheet
54 & 59 NW 4 Pos. Sheets
NW 15 A Topo
57 Tax Map

baltime county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 404-3211
John D. Seyffert
DIRECTOR

July 11, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #217, Zoning Advisory Committee Meeting, April 24, 1979, are as follows:

Property Owner: Padonia Towers Associates
Location: SE/C Old Padonia Road and Broad Ave.
Existing Zoning: B.M.-C.T.
Proposed Zoning: Variance to permit 200 parking spaces in lieu of the required 248 spaces
Acres: 2.554
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Winkley
Planner III
Current Planning and Development

DATE September 12, 1979
BY John D. Seffer
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the 17th Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variance should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1979, that the herein Petition for Variance to permit 205 parking spaces in lieu of the required 248 spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

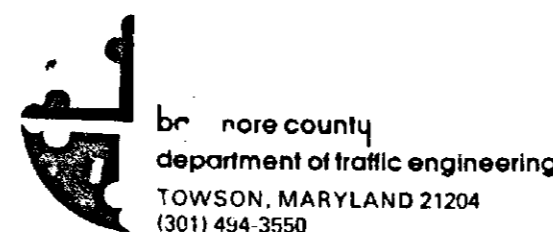
1. Submission of proof to the Zoning Commissioner of a bonafide lease with the property owner adjacent to the Petitioner's east property line, indicating that additional parking is available for use by patrons of the restaurant.
2. Provide screening as required by the Current Planning and Development Division.
3. A revised site plan be submitted, incorporating the comments of the Department of Public Works, dated June 12, 1979.
4. Approval of said revised site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of
Baltimore County

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 198____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



STEPHEN E. COLLINS
DIRECTOR

July 5, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 217 -ZAC- Meeting of April 24, 1979
Property Owner: Padonia Towers Associates
Location: SE/C Old Padonia Rd. and Broad Ave.
Existing Zoning: B.M.-C.T.
Proposed Zoning: Variance to permit 200 parking spaces in lieu of the required 248 spaces.
Acres: 2.554
District: 8th

Dear Mr. Hammond:

The requested variance to parking can be expected to cause parking problems in residential areas to the north of this site.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Engineer Associate II

MSF/mjm



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 21, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 217, Zoning Advisory Committee meeting of April 24, 1979, are as follows:

Property Owner: Padonia Towers Associates
Location: SE/C Old Padonia Rd. & Broad Ave.
Existing Zoning: B.M. - C.T.
Proposed Zoning: Variance to permit 200 parking spaces in lieu of the required 248 spaces
Acres: 2.554
District: 8

Metropolitan water and sewer exists.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:phg

cc: J.A. Butcher



Paul H. Reincke
CHIEF

May 21, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Padonia Towers Associates

Location: SE/C Old Padonia Rd. & Broad Ave.

Item No. 217 Zoning Agenda Meeting of 4/24/79

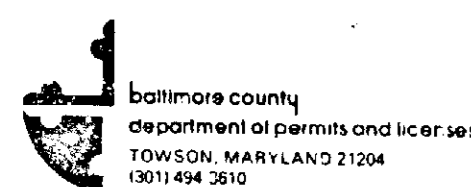
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED *At Pelly*
Planning Division
Special Inspection Division

Noted and Approved: *George M. Keaggett*
Fire Prevention Bureau



JOHN D. SEFFER
DIRECTOR

May 18, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

REVISOR
Comments on Item # 217 Zoning Advisory Committee Meeting, May 22, 1979 are as follows:

Property Owner: Padonia Towers Associates
Location: SE/C Old Padonia Rd. and Broad Ave.
Existing Zoning: B.M. - C.T.
Proposed Zoning: Variance to permit 200 parking spaces in lieu of the required 248 spaces.

Acres: 2.554
District: 8th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1979 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional miscellaneous Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment: Please have the architect consult with the Plans Review Department as to the required fire separations between the existing buildings.

Very truly yours,

Charles E. Dunbar
Charles E. Dunbar
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 23, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: April 24, 1979

RE: Item No: 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
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RICHARD W. TRACEY, D.V.M.

Padonia Towers Associates

September 19, 1979

Current Planning and Development Division
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention John L. Wimbley, Planner III

Re: Item 217(1978-1979)
Parking Variance
Padonia Towers Associates

Dear Mr. Wimbley:

Please reference the Order of William E. Hammond, Zoning Commissioner of Baltimore County, dated September 10, 1979, granting the variance for parking in the above-captioned matter.

As you know, the County is presently in the process of widening Old Padonia Road adjacent to the subject property; and, we are unable to complete the installation of required screen planting along the property line abutting Old Padonia Road until the County's work has been completed.

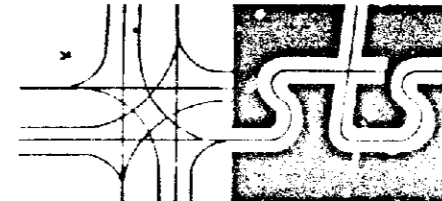
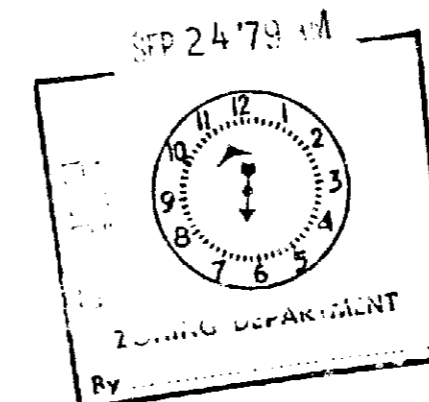
Please be advised that, as soon as the County's work in the widening of Old Padonia Road has been completed, Padonia Towers Associates stands ready, willing and able to promptly complete the installation of the required screen planting.

Sincerely,

Thomas F. Mullan, III
Thomas F. Mullan, III
General Partner

TFM:ksl

cc: Mr. William E. Hammond
John B. Howard, Esq.



STREET TRAFFIC STUDIES, LTD. 16628 S. Westland Drive, Gaithersburg, Maryland 20878 Tel. 301/948-1754

August 21, 1979

MEMORANDUM

TO: John Howard
FROM: John W. Guckert
SUBJECT: Padonia Towers Parking Variance
Baltimore County

As requested, we have completed a traffic engineering study and analysis related to the requested parking variance for the subject site. The Padonia Towers property is located in the northeast quadrant of Padonia Road and Broad Avenue in the Timonium area of Baltimore County.

The Padonia Towers Associates plan to expand the first floor area of the building by 1800 square feet and lease a total of 6800 square feet of space to a restaurant. The present zoning ordinance as a result of the amendment by Resolution on November 21, 1956 states that one parking space be provided for each 50 square feet of total floor area. The zoning regulations do not address parking space requirements as a result of the number of patrons the restaurant can serve or the number of seats in the restaurant. Therefore, based upon 6800 square feet, 136 parking spaces are required. A traffic engineering rule of thumb requirement for sit down restaurants is one space for each three or four seats. The proposed restaurant

Typical Projects
Transit Station Access Development Alternatives Study (TSDAS)
for Baltimore County - complete January, 1978.
Comprehensive study of impact of Baltimore's Reisterstown Road
Plaza Metro Station (cost \$21,000).

Various traffic signal design projects throughout the State of Maryland underway - estimated installation costs \$500,000.

Pikesville Revitalization Study - Baltimore County - underway sub-consultant to James L. Prost Associates (cost \$6500.00)

Various traffic planning and engineering studies relating to zoning and special exception cases throughout Maryland, Virginia, etc.

The following are locations and jurisdictions where I have qualified and testified as an expert traffic engineer.

Prince Georges County-Zoning Hearing Examiner
Anne Arundel County-Zoning Hearing Examiner
Harford County-Zoning Hearing Examiner
St. Mary's County-Planning Board
Allegany County-Local Planning Board
Town of BelAir-Town Council
Town of BelAir-Planning Board
Loudon County Virginia-Planning Board
Baltimore County-Zoning Hearing Examiner
Baltimore City Council
Baltimore County - Board of Appeals
Frederick County - County Commissioners

Petition Ex #6 (Not included in Petition)

TENANT NAME	SUITE	SQUARE FEET	TERM	\$/SQUARE FEET	GROSS RENT	MONTHLY RENT	LEASE DATE	RENEWAL DATE
Adjusters Auto Rental, Inc.	A-313	625	3 Years	\$ 8.40	\$ 5,250.00	\$ 437.50	May 15, 1979	November 14, 1981
Robert J. Allen In-Store Agency	A-312	625	3 Years	8.40	5,250.00	437.50	July 1, 1979	December 1, 1981
Baltimore Home Health Agency	A-304	1,875	3 Years	8.25	15,468.75	1,289.06	February 1, 1979	June 30, 1981
Bankers Life & Casualty Company	C-337	1,050	3 Years	8.25	8,662.50	721.87	June 1, 1979	October 31, 1981
Dr. Sheldon A. Bloom	C-233	1,000	5 Years	8.25	8,250.00	687.50	May 1, 1979	September 30, 1983
Del Mar Avonics	C-240	1,500	3 Years	8.25	12,375.00	1,031.25	August 1, 1979	December 31, 1981
Designers II	C-382	2,500	3 Years	8.25	20,625.00	1,718.75	April 1, 1979	August 31, 1981
E.S.T.	B-320	3,125	3 Years	8.25	25,781.25	2,148.44	March 1, 1979	July 31, 1981
Handels Insurance Agency	B-216	625	5 Years	5.15	5,156.16	429.68	April 1, 1979	August 31, 1983
Imasco, Inc.	C-349	625	3 Years	8.25	5,156.25	429.69	July 1, 1979	November 30, 1981
Padonia Travel Services, LTD	C-133	625	3 Years	10.00	6,250.00	520.83	June 15, 1979	November 14, 1981
Pennsylvania Life Insurance Company	B-329	800	3 Years	8.25	6,600.00	550.00	July 1, 1979	November 30, 1981
Pizzo, Inc.	C-140	1,250	5 Years	10.00	12,500.00	1,041.66	July 1, 1979	October 31, 1983
Real Estate Press	C-245	625	3 Years	8.25	5,156.25	429.69	July 1, 1979	November 30, 1981
Safeguard Maintenance Corporation	A-300	625	3 Years	8.25	5,156.16	429.68	January 1, 1979	May 31, 1981
Stroth, Lutz &	A-308	625	3 Years	8.40	5,250.00	437.50	June 1, 1979	October 31, 1981

Padonia Plaza Tenant List

TENANT NAME	SUITE	SQUARE FEET	TERM	\$/SQUARE FEET	GROSS RENT	MONTHLY RENT	LEASE DATE	RENEWAL DATE
State Farm Insurance Agency	A-301	625	5 Years	\$ 8.25	\$ 5,156.16	\$ 429.68	April 1, 1979	November 31, 1983
O'Connor & Flynn, Realtors	A-100	10,000	5 Years	9.00	90,000.00	7,500.00	January 1, 1979	June 30, 1983
Acme Visible Records, Inc.	C-253	1,250	5 Years	8.25	10,312.50	857.37	October 1, 1979	April 30, 1981
Kempson & Eckhardt, Inc.	C-333	825	3 Years	8.50	7,012.50	584.37	September 1, 1979	March 31, 1982
Rizzo, Inc. (2)	C-332	625	3 Years	8.40	5,250.00	437.50	September 1, 1979	March 31, 1982
Metropolitan Life Insurance Company	B-224	3,770	5 Years	8.25	31,102.50	2,591.87	August 1, 1979	February 29, 1984

TOTALS: 35,195 Sq. Ft. \$301,720.86 \$25,143.39

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 14th day of April 1979. Filing Fee \$ 25.00. Received ✓ Check ✓ Cash ✓ Other ✓

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner Padonia Towers Assoc. Submitted by John Howard
Petitioner's Attorney John Howard reviewed by GWF

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>GWF</u>										
Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>										
Previous case: <u>None</u>										

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: AUGUST 2, 1979
Posted for: PETITION FOR VARIANCE
Petitioner: PADONIA TOWERS ASSOCIATES
Location of property: SE CORNER OLD PADONIA RD & BROAD AVE.
Location of Signs: ① SE COR. OLD PADONIA RD & BROAD AVE.
② NE COR. PADONIA RD & BROAD AVE.
Remarks: Thomas P. Roland Date of return: AUGUST 10, 1979
Posted by: Signature

2-SIGNS

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 2, 1979
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time successive weeks before the 23rd day of August, 1979, the next publication appearing on the 2nd day of August, 1979.

THE JEFFERSONIAN,
L. Leach Shuster
Manager.

Cost of Advertisement, \$ 72.51

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE: August 23, 1979 ACCOUNT: 01-662
AMOUNT: \$72.51
RECEIVED FROM: John B. Howard, Esq.
FOR: Posting and Advertising for Case No. 80-47-A

72.51

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 August 2, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Padonia Towers Assoc. was inserted in the following:

- ☐ Catonsville Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☒ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 3 day of August, 1979, that is to say, the same was inserted in the issues of August 2, 1979.

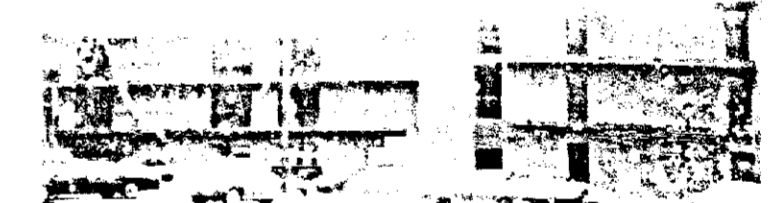
STROMBERG PUBLICATIONS, INC.

BY Louise Farnsworth

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE: July 19, 1979 ACCOUNT: #31-662
AMOUNT: \$25.00
RECEIVED FROM: Cook, Howard, Downes & Tracy
FOR: Filing Fee for Case No. 80-47-A

2500





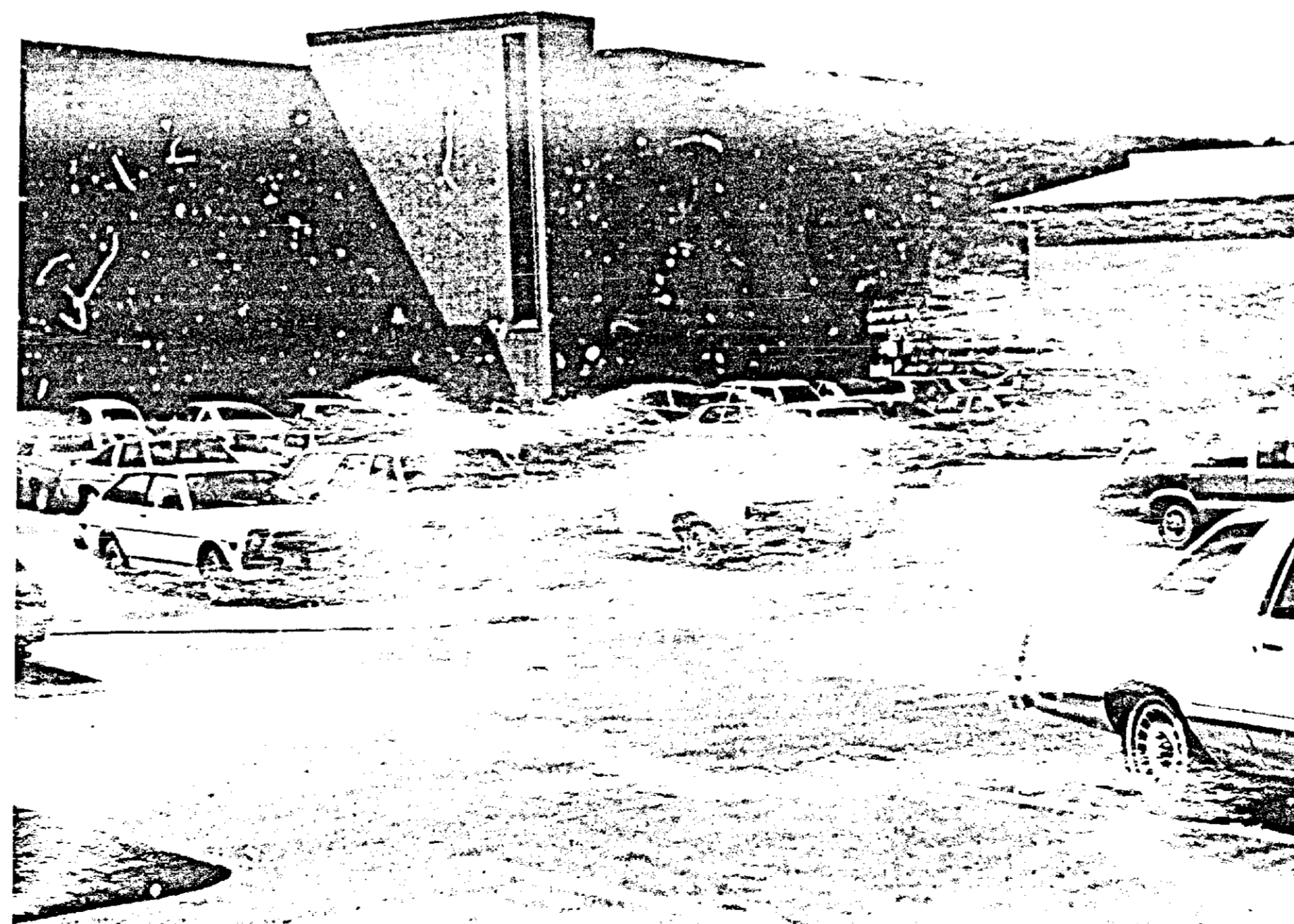
LOOKING W. ON OLD PADONIA RD, E. OF BROAD AVE 8/17/79 12:00 NOON



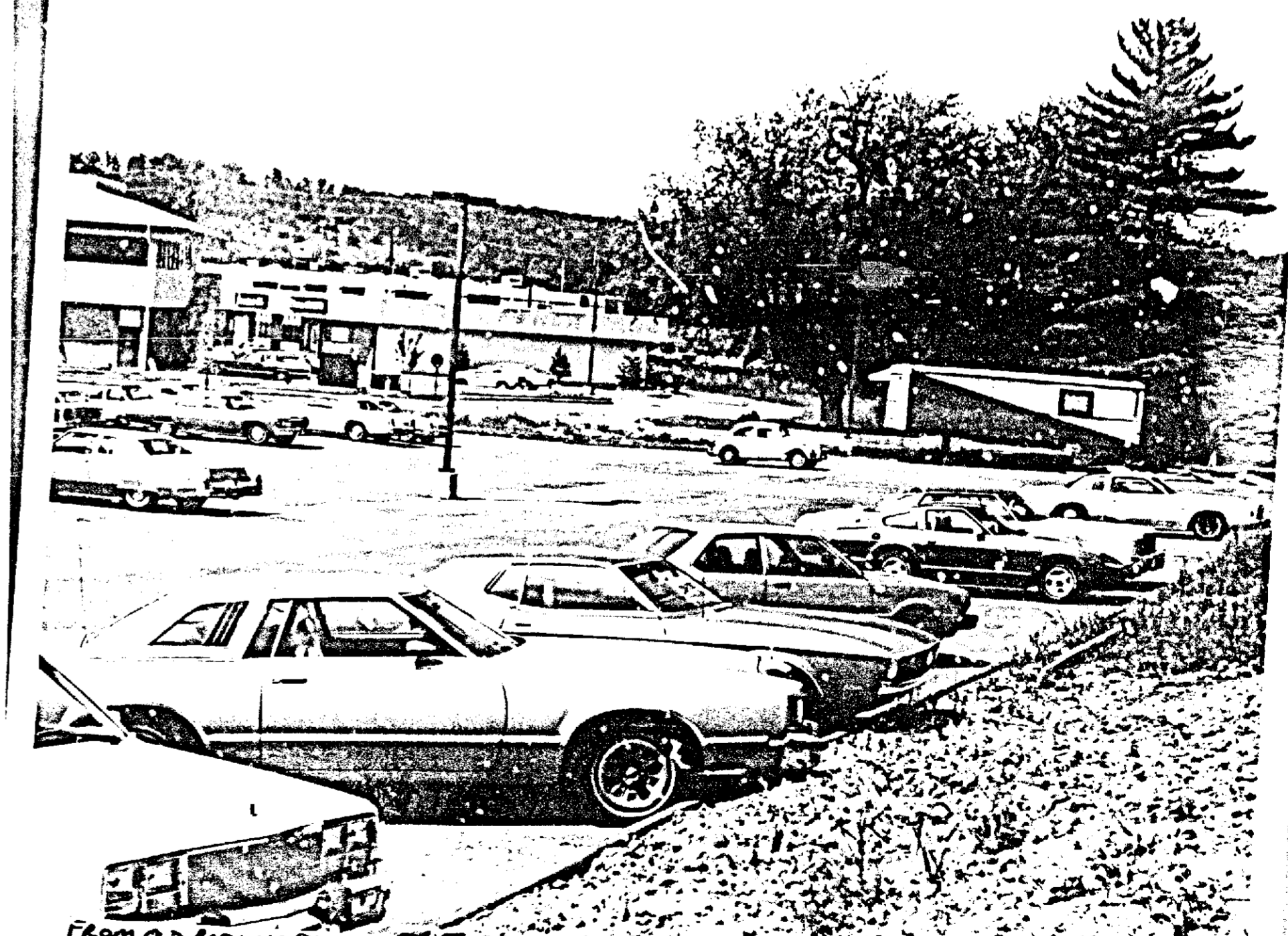
LOOKING N. ON BROAD AVE. AT PADONIA RD 8/17/79 12:00 NOON



8/17/79 12:00 NOON



8/17/79 12:00 NOON

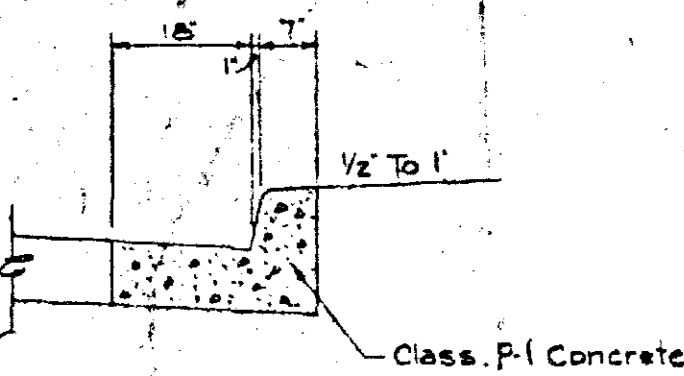


FROM OLD PADONIA RD-LOOKING S.W. AT PARKING LOT 8/17/79 12:00 NOON

Parking Required

A Bldg. Ground Fl.	5000 Sq ± 300	= 17	Office
A Bldg. 1st & 2nd Fl.	5000 Sq ± 500 x 2	= 20	
B Bldg. Ground Fl.	6800 Sq ± 50	= 136	Dining Rm.
B Bldg. 1st & 2nd Fl.	5000 Sq ± 500 x 2	= 20	Office
C Bldg. Ground Fl.	5000 Sq ± 300	= 17	
C Bldg. 1st & 2nd Fl.	7500 Sq ± 500 x 2	= 30	
C Bldg. Ground Fl.	2500 Sq ± 200	= 13	Retail
Parking Spaces Required			253
Parking Spaces Shown			205
Extra spaces required			48

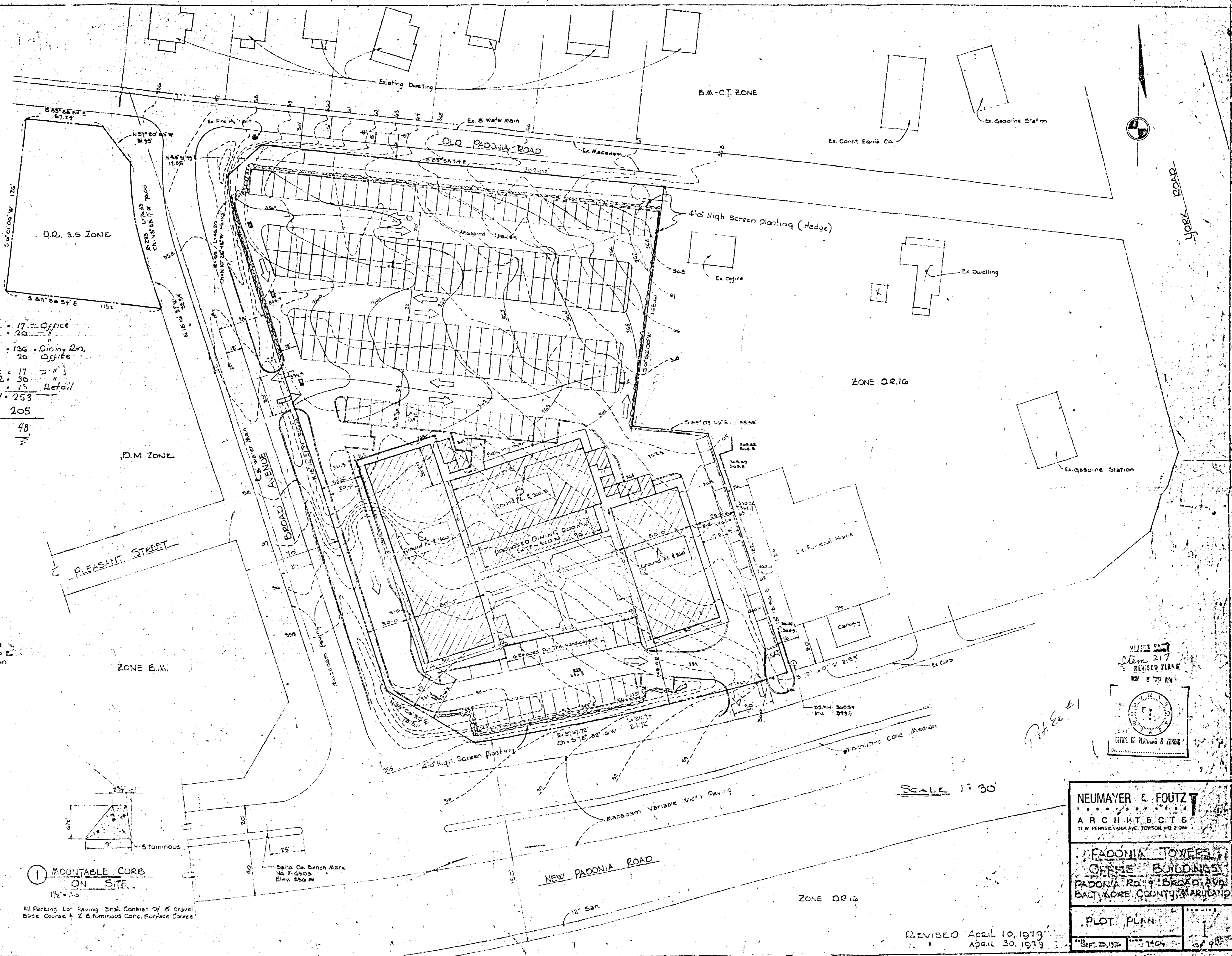
Zoning: BACT
Area: 2.564 Ac.
8th Election District
Type 3B Construction
Parking Includes 6 Handicapped Spaces
Exist. Contours - Finished Contours
Proposed Use: Office Building Use Group E
Building Code: B.O.C.A. 1970 Fifth Edition



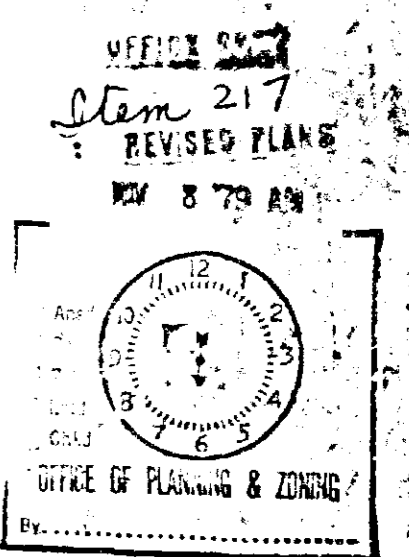
CURB AT ROAD ②

① MOUNTABLE CURB ON SITE

All Parking Lot Paving Shall Consist of 8" Gravel Base Course & 2" Bituminous Conc. Surface Course



SCALE 1" = 30'



NEUMAYER & FOUTZ
ARCHITECTS
11 W. PENNSYLVANIA AVE. TOWSON, MD 21204

PADONIA TOWERS
OFFICE BUILDINGS
PADONIA RD. & BROAD AVE.
BALTIMORE COUNTY, MARYLAND

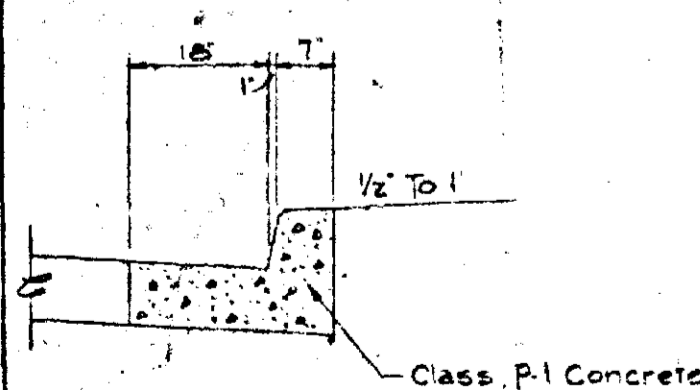
PLOT PLAN

REVISED April 10, 1979
APRIL 30, 1979

Parking Required

A Bldg. Ground Floor 5000 sq ± 300 = 17
 A Bldg. 1st & 2nd fl. 5000 sq ± 500 x 2 = 20
 B Bldg. Ground Fl. 6000 sq ± 50 = 13 1/2 + Dining Rm. 20
 B Bldg. 1st & 2nd fl. 5000 sq ± 500 x 2 = 20
 C Bldg. Ground Fl. 7500 sq ± 300 = 25
 C Bldg. 1st & 2nd fl. 7500 sq ± 500 x 2 = 30
 Parking Spaces Required = 248
 Parking Spaces Shown 200
 Extra spaces required 48

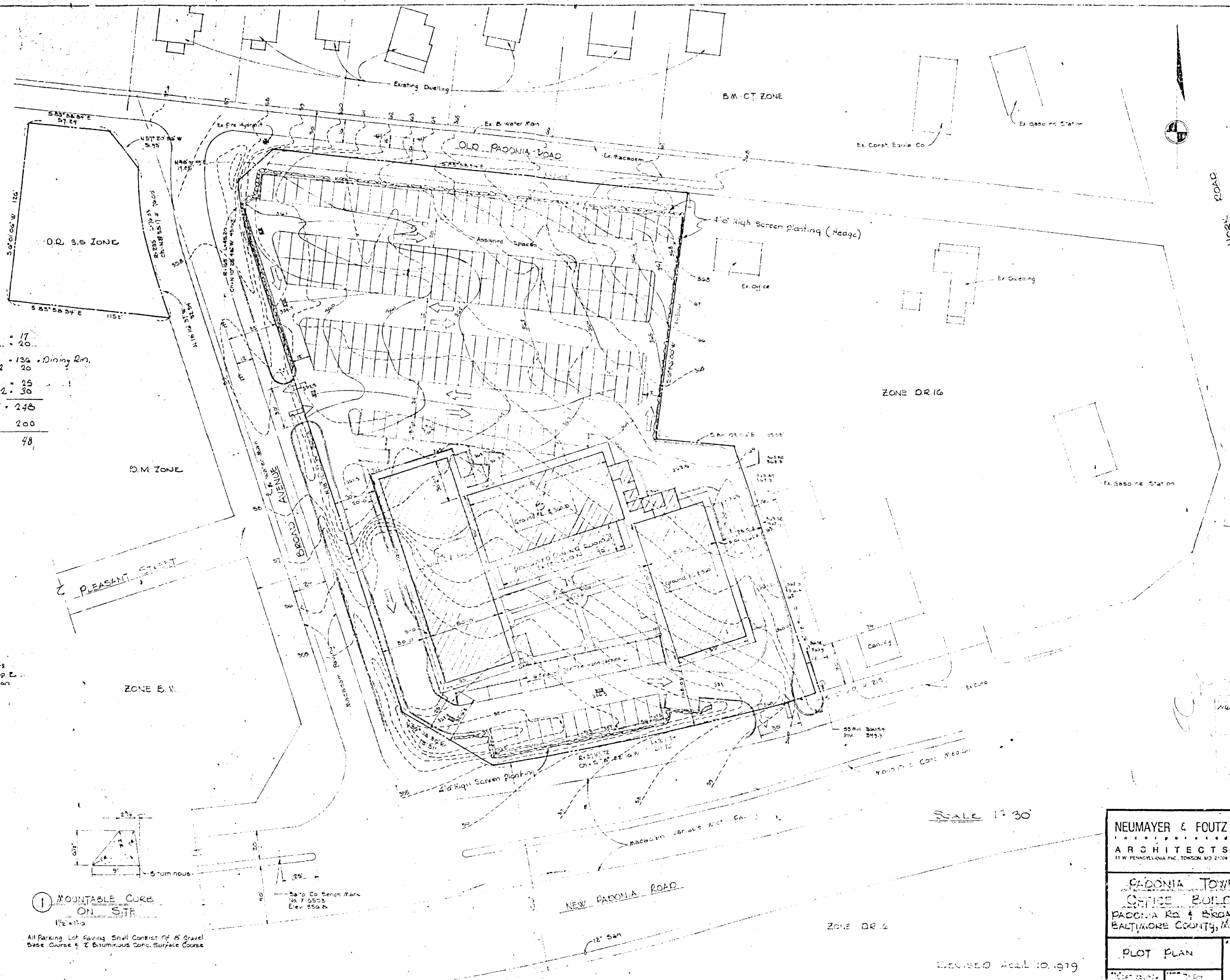
Zoning: B.M.C.T.
 Area = 2.554 Ac.
 B.M. Election District
 Type: 3b Construction
 Parking Includes: 6 Handicapped Spaces
 Existing Contours Finished Contours
 Proposed Use: Office Building Use Group E
 Building Code: D.O.C.A. 1970 Fifth Edition



CURB AT ROAD (2)
 1/2" = 1'-0"

(1) MOUNTABLE CURB
 ON SITE
 1/2" = 1'-0"

All Parking Lot Paving Shall Consist Of 8" Gravel
 Base Course & 2" Bituminous Conc. Surface Course



SCALE 1" = 30'

NEUMAYER & FOUTZ
 INCORPORATED
 ARCHITECTS
 11 W. PENNSYLVANIA AVE., TOWSON, MD 21204

PADONIA TOWERS
 OFFICE BUILDINGS
 PADONIA RD & BROAD AVE.
 BALTIMORE COUNTY, MARYLAND

PLOT PLAN

REVISED April 10, 1979